#### THE REAL ESTATE MARKET

FACTS AND FIGURES IN REGARD TO BUILDING.

Manhattan Retains Its Supremacy in Business Construction, but Is Losing Rank steadily in Residence Building-Sub-

It is evident from the records of the Building Department that the volume of construction work in Greater New York with be much smaller this year than it was last year. A decrease in building prospects apparent in each of the five boroughs, it is especially noteworthy in Brooklyn.

The decrease there affects chiefly the more expensive grades of construction, including tenement houses. It is least apparent in the case of one and two family wellings. The same holds true with respect to the other outlying boroughs.

in Manhattan the bulk of the new prospects comprise loft buildings and elevator apartment houses. The residence housing planned in this borough, while calling for substantial investment of capital, will provide dwelling room for comparatively few people

Apparently the bulk of this year's residence building will be in the subdrban sections of the city. The tendency toward decentralization of population will consequently be strongly accentuated.

In view of this prospect it may be of interest to attempt an analysis of the city's building statistics for the past four years. During this period more construction work has been undertaken here than in any other period of equal length, and it is, of course, period of equal length, and it is, of course, recent enough to throw light on the tendencies that are likely to prevail in the immediate future. No doubt the transit situation will be radically changed before long, but the change has been to some extent anticipated by builders.

Extent anticipated by builders.

The first conclusion which the statistics warrant is that Manhattan is holding its own as a business centre. In 1907, as well as in 1906 and in 1905, more than 80 percent of all the capital invested in new business buildings was invested in Man-hattan. This borough is, indeed, losing the more bulky forms of manufacturing because of constantly advancing land values, but the space thus left vacant is at once taken up by lighter industries.

There is every reason to believe that improved suburban transit will have the of wholesale and retail trades, of light manufacturing and of banking, brokerage and other professions in special districts of Manhattan. This statement is borne out by the following table, which discloses no tendency toward a proportionately larger expenditure for business constructions the suburban boroughs. BUSINESS CONSTRUCTION.

(Office buildings, loft buildings, factories and

90.0	CHARLEODS	5.2	
Manhattan	1904 1905 1905 1907	No 241 233 198 211	Cost. \$15,419,850 27,972,975 32,716,680 33,753,700
Bronx	1904 1905 1906 1907	102 123 124 122	1,408,215 1,347,200 1,838,200 1,778,750
Brooklya,	1904 1905 1905 1907	164 206 228 200	1,970,705 2,987,300 3,303,085 4,646,922
Queens	1904 1905 1906 1907	101 126	1,166,250 676,415 630,335
Richmond	1904 1905 1906 1907	28 43 109 78	58,959 169,810 726,555 472,921
Totals	1903 1906 1907	750 737	33,843,535 39,260,935 41,282,628
Dyanastian in Mar	also eran	1.000	83 7400 1000

The figures relating to residence construction make quite a different showing. During the four years in question there was no decided improvement in suburban trans-portation. The subway is the only new line of any consequence that was opened. That or any consequence that was opened. Inat was quite as conducive to building in upper Manhattan as in The Bronx. Nevertheless there was a growing proportion of building outside Manhattan. This is apparent from the following schedules, where the word "apartment" stands for a suite of rooms in a putriferable, buses while "dwelling" in a putriferable, buses while "dwelling" in multifamily house, while "dwelling" cludes both one family and two family

MANHATTAN.

MANELALLAN,		
	A part-	Dwell-
	ments.	ings.
1904	20,102	R4
1905		104
THE RESERVE OF THE PARTY OF THE		35
		65
1907	9,791	95
Total	91,886	308
BRONX.		
	A part-	Incett
	menis.	ings.
1904	7,638	941
1905	14,954	1.145
1906		1.372
1907		1,219
	W10.00.000	
Total	. 36,619	4,677
BROOKLYN.	21 9	907 117 60
1	Apart-	Dwell-
	ments.	ings.
1904	. 11,334	3,698
1906		5,137
1906		4,562
1907		4,939
	-	4 (17500)
Total	71,482	18,336
QUEENS.		
	Apart-	Dwell-
	ments.	ings.
1904	798	*2,000
1905		2,285
1006		2,762
1907		2,772
THE CONTRACTOR OF THE PERSON NAMED IN		4.114
Total	9,422	9,819
*About.	4	
RICHMOND.		Transfer II
	A part-	Dwell-
****	ments.	ings.
1904		*200
1905		295
1000	15	500
1907	. 45	606
Total	83	1,601
*About		1,001
TOTALS FOR 1904 TO	1907.	
	Apart-	Dwell-
	ments.	ings.
Manhattan	91,886	308
	36,619	4.677
Brooklyn	100 M	18,336
Queens		9.819
Hichmond.	63	1,601
A STATE OF THE PARTY OF THE PAR		1,001
Total	200 492	34.741

It is possible to estimate with some degree of exactness the number of people for which housing was provided in apartments. Each apartment is designed for one family, and in New York the average family consists of

tate census of 1905 the average annual increase between that year and 1900 was about 115,500. The Board of Health estimates the present rate of increase at 137,000

Company has sold for the Italian Missionary Society of the Protestant Episcopal Church the plot, 85.2x33.10x80x17.10, on Lafayette and Mulberry streets, 94 feet south of their junction at Bleecker street.

LEXINGTON AVENUE.—Frederick T. Barry has sold for the estate of Schuyler Hamilton the five story business building at No. 786 Lexington avenue, on lot 20x75, to Abraham Schwab, who has other, holdings in this neighborhood. Knis neighborhood.

NINETY-FIRST STREET.—N. Brigham Hall & Son have sold for H. Schoonmaker, as executor, to Dr. J. P. Nolan No. 70 West. Ninety-first street, a three story and basement dwelling, on lot 21x100.8.

ment dwelling, on lot 21x100.8.
EIGHTY-EIGHTH STREET.—Catherine E.
Taylor has sold No. 120 West Eighty-eighth
street, a three story dwelling, on lot 15.6x
100.8. LUDLOW STREET.—S. Backer and S. Berg-man have sold for H. Stecher to S. New-man No. 137 Ludlow street, a six story tene-ment, on lot 25x87.8.

The McVickar, Gaillard Realty Company as leased the five story building at No. 31 ortlandt street, adjoining the corner of thurch street, on lot 123.2x24.8, to Ellsworth hilds for a term of years. Mr. Childs will se the entire building for restaurant business.

ness.
James J. Renwick is the buyer of No. 107
East Thirty-seventh street.
S. Osgood Pell & Co. have leased for James
J. Coogan the sixth floor of the building at
Nos. 432 and 434 Sixth avenue and Nos. 53 and 57
West Twenty-sixth street to David Aaron
for a term of ten years at a total rental of

Finney & Mathews will move to the Ter-dinal Building, Park avenue and Forty-first

Finney & Mathews will move to the Terminal Building, Park avenue and Forty-first street.

The Lenox Realty Company, of which Julian P. Saxe is president, has moved its offices to No. 115 Broadway.

Du Bois & Taylor have removed their office to No. 3553 Broadway.

Plans have been filed with Building Superintendent Murphy for making over the old fashioned three story loft building at No. 231. Grand street into a hotel and restaurant, the remodelled edifice having an ornamental facade with open work wood and tile trimmings in the Elizabethan style. The improvements are to cost \$10,000 and are to be made for Philip Zeitlin, restaurateur, as new owner. Michael & Mitchell Bernstein are the architects.

Plans have also been filed for remodelling the ground floor stores in the four six story flat houses at No. 503 to 513 East Seventy-third street, the improvements being made for Rubenstein & Rude as owners, and for making over the one story store building at No. 64 West 125th street into an amusement hall, the change of occupancy being made for Joseph Keller as owner. Gross & Kleinberger and Carl P. Johnson are the architects.

The Bronx plans for new buildings filed yesterday comprise a two story dwelling on Belmont avenue west of Jerome avenue, to cost \$4,500,

No plans for new buildings were filed with the Manhattan bureau.

Suburban Notes.

No plans for new buildings were filed with the Shainhardan broses.

Subturban Notes.

A number of prominent real estate men of the North Jercey Till, see in the others of the North Jercey Till, see in the others of the North Jercey Till, see in the others of the North Jercey Till, see in the others of the North Jercey Till, see in the others of the North Jercey Till, see in the others of the North Jercey Till, see in the others of the North Jercey Till, see in the Others of the North Jercey Till, see in the Control, and the North Jercey Till, see in the North Jercey Til

housing was provided in apartments. Each apartment is designed for one family, and in New York the average family consists of the provided for one family, and in New York the average family consists of the provided for one family and how many for two families. It is safe to assume, however, that at least one-half of the dwellings were two family houses. On this assumption the following summary has been compiled.

Number of people provided for in Other According to the following summary has been compiled.

Number of people provided for in Other According to the following summary has been compiled.

Number of people provided for in Other According to the following summary has been compiled.

Number of people provided for in Other According to the following summary has been compiled.

Number of people provided for in Other According to the following summary has been added to the previously existing supply. In the same period building apparently far in excess of what the growth of the city requires. The reports of the lement House Department show that in four years apartments for 209,492 families have been added to the previously existing supply. In the same period building permits were issued for the erection of 24,741 dwellings. If one-half of the latter were two family houses, quarters have been provided for a total of about 261,000 families, which, counting 4.5 persons to a family, implies a population of more than 1.175,000.

Meanwhile the actual growth of population has certainly not exceeded 600,000, or at the utmost 750,000. According to the state census of 1905 the average annual increase between that year and 1900 was shout 115,500. The Board of Health estimates the present rate of increase at 137,000 aver.

The Rickert-Finlay Realty Company has shout 115,500. The Board of Health estimates the present rate of increase at 137,000 aver.

The Rickert-Finlay Realty Company has shout 115,500. The Board of Health estimates the present rate of increase at 137,000 aver.

orange, N. J. The buyer will make extensive about 115,500. The Board of Health estimates the present rate of increase at 137,000 a year.

Private Sales.

Private Sales.

Private Sales.

Description avenue. The Brunswick Realty Company has sold in Broadway-Flushing to Sidney Herbert the plot, 40x100, on the west side of Twenty-sixth street, 191 feet north of Broadway: also the plot, 40x100, on the west side of Twenty-sixth street. 271 feet north of Broadway: to Hibbert B. Roach the plot, 40x100, on the west side of Twenty-sixth street, 230 feet on the plot, 40x100, on the west side of Twenty-sixth street, 340 feet on the plot, 50x100, on the west side of Twenty-sixth street, 310 feet south of Twenty-sixth street, 130 feet south of Mitchell avenue: to Martin J. Regan the plot, 80x100, on the southeast corner of Crocheron avenue and the post of Twenty-sixth street, also the plot, 80x100, on the north side of Crocheron avenue, 60 feet west of Twenty-sixth street. Also, in West-

CTTY REAL ESTATE.

CITY REAL ESTATE. BOROUGH OF BROOKLYN-FOR SALE BOROUGH OF BROOKLYN-POR SALE.

WE HAVE a number of mortgage investments of exceptional character which, if taken now and handled before the inevitable decline in present high interest rates, can net 51/2% to 6% on choice Brooklyn improved property in central business and residence locations ranging from 40 to 65 per cent. of conservative market value and reliable appraisals with Title Company policies.

If you have any funds on hand, kindly call on us at once. CHARLES B. HALD,

394 Graham Avenue, Brooklyn, N. Y.

moreland, to Frank K. Hutchinson the plot. 7232, on the south side of Park lane, 390 feet east of Westmoreland avenue.

The following sales have been made at valley Stream by the McCormack Real Estate Company: To G, Sneath, a plot 40x100 on Rockaway avenue; B. Mullin, a plot 40x100 on Rockaway avenue; B. Mullin, a plot 40x100 on Maujer street; G. D. Priore, a plot 40x100 on Maujer street; G. D. Priore, a plot 40x100 on Cxford street; J. O'Meara, a plot 40x100 on Valley Stream Boulevard.

The McCormack Real Estate Company reports the following sales at Floral Park: To A. Gallatin, a plot 40x100 on Tulip avenue; A. Gallatin, a plot 40x100 on Tulip avenue; E. Salge, a plot 40x100 on Birch street; H. A. Williams, a plot 40x100 on Oak street; A. Max, a plot 40x100 on Poplar and Aspen street; Rosa Gomez, a plot 40x100 on Plainfield avenue; A. T. Ferry, a plot 40x100 on Belmont street.

Coming Auction Sales. At 14 Vesey Street.

By Joseph P. Day.

Amsterdam avenue, southwest corner of 114th street, 50.11x100, six story flat and store; A. R. Ward vs. William Oppenheim et al.; De Forest Bros. attorneys; B. G. Paskus, referee; due on judgment, \$25,823.93; subject to taxes, &c., \$1,319; subject to a mortgage of \$20,000.

Fighth avenue, No. 216 to 230 and No. 261 to 265, West Twenty-seventh street (northeast corner), 150.73190x irregular; four three story tenements and six two story tenements; Charles Laue vs. Abraham Silverson et al.; De Forest Bros., attorneys; Samuel Strasbourger, referee; gdue on Judg. ment. \$2,730.17; subject to taxes, &c., \$2,160.38; subject to a mortgage of \$150,000.

By Samuel Marx. By Joseph P. Day.

By Samuel Mark. Lenox avenue, northeast corner of 141st street 90.11x150, three six story flats, stores on avenue. Annie Hoffman et al. vs. Meyer Frank et al.; H. M. Goldberg, attorney; Lawrence Cohen, refereed due on judgment, \$20,801.53; subject to taxes, &c. 1000.48 By James L. Wells.

116th street, north side, 248 feet east of Pieasant avenue, 125x100.10; vacant; G. C. St. John, executor, vs. D. G. Ludins et al.; J. W. Hawes, attorney; F. J. Nathan, referee; due on judgment, \$36,818.63; subject to taxes, &c., \$841.40

By Samuel Goldstacker.

172d atreet, Nos. 806 to 510, south side, 125 feet west of Amsterdam avenue. 145x95, three five story flats; Charles Garfield et al. vs. Mayer Hoffman et al.; action 2; Carrington & P., attorneys; Edw Jacobs, referee: due on judgment, \$31,810,82; subject to taxes, &c., \$2,721,66; subject to prior mortgages aggregating \$118,154,02. By S. de Walltearss.

By S. de Walltearss.

146th street, south side, 125 feet west of Lenox avenue, 75x99.11, vacant: M. J. Klein et al. vs. Abelman Construction Company et al.; action 1; Lese & C., attorneys. W. J. A. Caffrey, referee; due on judgment, \$5,131.90; subject to taxes, &c., \$267.27; subject to a mortgage of \$15,750.

146th street, south side, 200 feet west of Lenox avenue, 75x99.11, vacant; same vs. same; action 2; same attorneys; Moses Cower, referee; due on judgment, \$5,131.90; subject to taxes, &c., \$267.27; subject to a mortgage of \$15,750.

WIPED ENGLAND OFF THE MAP Unexpected Result of a Dinner, Given by a British Diplomat in Bolivia.

From the Indianapolis News. Bolivia is the only country that ever wiped England off the map," said Frank Roberson.
"It came about this way: The British Ambassador several years ago gave a dinner for the official and social circle people of "When they arrived at the embassy they

seated at the head of the table and they left. In the name of his Government he demanded an apology, whereupon the Government gave him twenty-four hours to get out of the "Inasmuch as little Bolivia is way off the

ocean and practically lost in the eternal mountains Great Britain could not, by guns. get the retraction that she wanted. B=t her map makers got revenge by issuing maps wholly eliminating Bolivia.

"Finally this information reached Bolivia, whereupon, with a stroke of the pen, new maps were ordered for the Bolivian Gov. ernment and the Bolivian schools. They

showed more ocean than any other maps ever printed. The British Isles had been sunk into the sea. And so far as the people and school children of Bolivia are concerned there is no Great Britain."

The Early Advertising for Bids for the FOURTH **AVENUE SUBWAY** 

is stimulating inquiries from many builders. Very desirable plots along its line can now be obtained by applying to the Brooklyn Improvement Co. 3d Ave. & 3d Street - Brooklyn BARCAIN.

LARGE 12 ROOM HOUSE, 1717 EAST EIGHTEENTH ST.,

2 Blocks From King's Highway Express Station. for home of present owner; all improve it triple flooring, hardwood trim, plenty room, butler's pantry, front and rear, newly decorated, hedge inclosure, cement and curbs, macadamized streets.

PRICE \$11,000. CASH ASKED \$5,500.

MONEY TO LOAN AT 512% IN ANY AMOUNT ON FIRST MORTGAGE. GOOD RESIDENCE OR BUSINESS PROPERTY PREFERRED. JOS. F. McMAHON,

Can be seen Sundays, or call on agents in vicinity

188 MONTAGUE ST. basement stone and prick house. JABOARIOR, beautifully decorated: two baths: combination fixtures, hardwood trim, parquet floor, electric buttons: five minutes to subway, Bridge and Wall St. Ferry; terms to suit. E. J. McCORWACK, Times Building, Broadway and Forty second st. Manhettan.

TROY HEIGHTS.

See our newly completed 2 story and basement two family brick houses, all improvements, tiled bathrooms, hard wood trim, furnace, &c., terms to sult; Park pl. near Troy av., Brooklyn, DAVID WEILD & SON, Builders.

SEND FOR PRINTED LIST BROOKLYN PROPERTY For Sale and Exchange, ROBT. WARD, 181 Remsen st., Brooklyn.

LOTS near Atlantic Avenue Subway; price \$600, part cash; balance mortgage; fastest growing section in city. P. O. box 88, Brooklyn. PLOTS along the "Fourth Avenue Subway." Ap-ly to THE BROOKLYN IMPROVEMENT CO., 3d y, and 3d st., Brooklyn.

PROPERTY for sale at 101 York St., Brooklyn, Y.; rent \$228 a month; by CONCETTA DE NUN

SELECT APARTMENTS-BROOKLYN.

34 Plaza St., 703-707 Vanderbilt Av., 256 Sterling Place; a few very desirable apartments, 7 rooms and bath, all improvements, steam heat, hot water; prices \$37.50 to \$65.00. Apply to Janitor, 256 Sterling Place, or The Cord Meyer Co., 62 William St., New York. Tel. 541 Prospect

425 TO 431 STERLING PL., bet, Underhill ad Washington Avs.; beautiful apartments, six rooms and oat; steam neated, hot water supply; all modern Improvements; \$32 to \$39. L. II. FISHER 421 Steples at 10 and 10 and

CITY REAL ESTATE.

In the Heart of the Downtown **Business Section** 

A large p ot of Improved Property showing bout 5% net on conservative valuation. M. M. LE VINE 10 W. 33D ST.

GEO. R. READ & CO., REAL ESTATE, 44 LIBERTY SI. 3 EAST 35TH ST. SECOND, third and fourth floors, 8 West 17th st., for business or residence; rent reasonable. Apply at Office, first floor.

REAL ESTATE FOR SALE-RICHMOND ATTENTION—SPECIAL SALES DAY
H. J. SHARRETT, AUCTIONEER
Saturday, March 21, 1908, at 1 to 6 P. M., in Masonie
Hall, Richmond Av. and Bennett St., Pors Richmond, will offer 12 choice parcels of land, positively
to the highest bidder.
H. J. SHARRETT, Auctioneer.
Port Richmond, N. Y.

DWELLING HOUSES TO LET

SUPERB American basement dwelling on River-side Drive; every modern convenience; automatic elevator; 5 baths; \$4.800 per annum. Box 104 Sun uptown office, 1363 Broadway.

ELEGANT private dwelling on Riverside Drive, completely furnished; every convenience; \$6,500 per annum. Address box 102 Sun uptown office, 1893 Broadway.

REAL ESTATE WANTED.

WOULD like to hear at once from owner having good farm for saic. Not particular about location: please give price and reason for seiling, and state when possession can be had. L. DARBY-SHIRE, box 984S, Rochester, N. Y.

LIVED AFTER HANGING. Many Instances of Resuscitation of Person Legally Executed.

From Tit-Bits. Innumerable instances of resuscitation after hanging are recorded. Henry III. granted a pardon to a woman named Inetta de Balsham, who was suspended from a o'clock on a Monday to sunrise of Thursday and afterward "came to." Dr. Plot tells of a Swiss who was hung up thirteen times without effect, on account of the peculiar condition of his windpipe, it having been

converted into bone by disease. Annie Green, a servant girl, was hanged at Oxford in 1650 and recovered fourteen hours afterward under a doctor's treatment Mrs. Cope, who was hanged at the same place eight years later, also recovered. On September 2, 1724, Margaret Dickson was hanged at Edinburgh and recovered while being carried to the grave. She lived for many years afterward and was universally known as "Half Hanged Maggy Dickson."

A housebreaker named Smith was hanged at Tyburn in 1705. A reprieve came when he had been suspended a quarter of an hour. He was cut down, bled and revived. William Duell, hanged in London in 1740, revived and was transported. A man hanged in Cork in brought him around in six hours, and we theatrical performance the same evening. Richard Johnson, hanged at Shrewsbury

Richard Johnson, hanged at Shrewsbury on October 3, 1696, obtained a promise from an under sheriff to place him in the coffin without changing his clothes. After hanging half an hour he still showed signs of life, and on examination it was found he had wrapped cords about his body connected with hooks at the neck, which prevented the rope from doing its work. The apparatus was removed and the man hanged effectively. It may be offered in explanation of the case mentioned that there was no drop used at executions in those days; the culprit usually suffering asphyxia without the cerebral column being broken.

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Most reasonable rental.

On the busiest thoroughfare of the world. The Monolith

Night and day service of the best. One solid mass of reinforced concrete. Location most accessible for business purposes. what it means / Insurance rate the lowest in the city. The one absolute fireproof building in New York.

Those qualified to judge say that space in The Monolith has rented quicker than in any office building erected in recent years.

Has light from all sides.

We therefore suggest an early inspection by those contemplating a change of location.

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REAL ESTATE FOR SALE-QUEENS REAL ESTATE FOR SALE-QUEENS

When nearly all other developments are absolutely dead there MUST BE REASONS why

### **Our Sales Are Larger** Than Ever Before

for the same time of year.

PER LOT.

FIRST:-We were the FIRST ARGE OPERATORS to realize the conderful effect of the tunnels and oridges across the East River, and we bought over ELEVEN HUNDRED ACRES before the great advance in values.

SECOND:—We had the whole borough to choose from and we bought only the choicest properties, CLOSE TO THE STATIONS.

of selling at a MODERATE ADVANCE.
OVER FIRST COST of land and development, believing in SMALL PROFITS on LARGE SALES. THE RESULT IS that our selling prices in East River Heights, Broadway-Flushing, Douglas Manor and Westmoreland are now LESS than the present price of acreage and the cost of developing, which insures to buyers a LARGE and QUICK PROFIT.

Write, call or telephone, and we will send you full information by return mail.

Rickert-Finlay Realty Co. 45 West 34th Street

TO LET FOR BUSINESS PURPOSES

### MITCHELL BUILDING

41-43 West 25th St.

(Madison Square) A modern (11 story) Mercantile

Building in the new business dis-trict. Every convenience. Two fine floors (50x90) to let. Second floor specially adapted for offices and show rooms, publishing or other high class busi-

Top floor ideal for architects or others requiring exceptionally Immediate possession.
Illustrated folder and particulars on request. Inquire on premises or your own broker.

ATTRACTIVE LOFTS, southeast corner 9th av., 13th st.; 14,500 feet each; each office building en-trance passenger elevator; remarkably light. In-quire WING & SON, premises.

Phone 4980 Madison.

WANTED FOR BUSINESS PURPOSES WANTED-A factory or warehouse with railroad aidetrack and yard facilities suitable for atoring machinery. Not particular as to size, but must be within one hour of City Hall, New York. Ad-dress J. W. A., box 100 Sun office.

APAGEMENT HOTELS

YOU MUST LIVE SOMEWHERE Our \$35 weekly rate for parlor, bedroom and bath and board for two persons is not equaled in New York. STIRLING HOTEL At Broadway, near Central Park EUROPEAN AND AMERICAN PLANS

HOTEL SEVERANCE BROADWAY AND 94TH ST., NEW YORK.

Suites of one, two and three rooms and bath FIRST-CLASS RESTAURANT SERVICE A LA CARTE.

Two minutes from subway express station.

REAL ESTATE FOR SALE-LONG ISLAND HEMPSTEAD

**Modern Houses** Building Plots HEMPSTEAD COMPANY 71 NASSAU ST., NEW YORK, ALBERT W. BROWN, HEMPSTEAD.

I HAVE on hand several big bargains in lots facing Jamaica Bay. Write F. WEYMANN, 225 5th av. N. Y.

MORTGAGE LOANS.

WANT FIRST MORTGAGE of \$60,000 at 5%, being 60% of Chas. S. Brown's and Herace S. Biy's appraisals, on top notch business property. Address MTGE., box 120 Sun office.

COUNTRY HOUSES TO LET. CHIMNEY POINT on Lake Champlain, to let for summer, a large, pleasant, furnished, modern residence, with large lawn, garden and early fruit, healthful and every way delightful. Address MRS. J. W. WRIGHT, Montpeller, Vt.

# **Forest Hills**

THIRD:-By developing the prop-

erties on an enormous scale we did

se at a remarkably LOW COST

All Improvements

Houses and Lots for Sale. Take Auto Stage from

CORD MEYER CO.'S Office, Elmburst I. I. SELECT APARTMENTS-NEW JERSEY

30 E The Hudson Tunnels are Completed ! Why not a Home in Jersey? Twenty-fibe

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"The Fairbanks" 477-79-81 Main St., Orange The only high class Apartment House in the Oranges. Elevator

service, steam laundry, servants'

halls, all improvements. Write for folder or call on O. C. Benjamin In the Building PHONE 587-J ORANGE 

REAL ESTATE FOR SALE-NEW JERSEY PRIVATE RESIDENCE. Newark—Restricted, healthy neighborhood, 2½ story, corner plot. 109; 124; house contains parlor, reception hall, dining room, pantry, kitchen, seven bedrooms, three bathrooms, toliets, wine cellar and pooloroom; laundry; hardwood floors; sanitary plumbing; up to date stable; coachman apartments; carriage and automobile sheds; concrete drives; fine lawn; large piazza; gas and electric; steam heating; near troitey and railroad; convenient to New York; also eleganiteam horses; aix modern carriages; all utensils for stable; in fact everything in first class style; reason for seiling family too small; price \$35,000, free and clear; will take mortgage; principals only; agents absolutely ignored. STRUCK, 1265 Broadway.

adamized street, cement walks, every city improve ment: opening of Hudson Hiver tunnels will double the value of this property: 45 minutes Manhattan: commutation, 36.70.

JOHN N. FALKINBURG, 1133 Broadway. OWN a home in Newark; twenty minutes from Herald Square. E. C. EARLE, 200 Market st. Newark.

FOR SALE. ATLANTIC CITY—Furnished hotel, licensed great barrain, \$2.500 per year, unlicensed furnished hotel, \$1,600 bair of Boardwalk Store, \$1,500; hearding house, \$700; furnished and unfurnished cottager for season or year. WALTER T. REED & CO. 1315 Atlantic avenue, Atlantic City.

3 UNIVERSITY PLACE, opp. Washington Sq.; large and small rooms elegantly furnished; gentlemen; references. WATCHES AND JEWELRY.

FURNISHED ROOMS TO LET.

DIAMONDS L.W. SWEET & CO. 37 Maiden Lane, N.Y. 389 Fulton St., B'klyn

PIANOS AND ORGANS \$125 This Beautiful Small Upright \$510 another small upright at Biddle Warerooms, 6 W. 125th.

Four Excellent condition, fine tone. \$100, \$120, \$135; like new. BIDDLE'S, 7 East 14th st. PATENTS.

Accessible 7

YES. Three soutes—subway-or N. Y. C. Railroad. Improvements ? Everything. Cost over a million dellars.

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PARK HILL

On the Hudson THE SUBURB BEAUTIFUL"

THE De Luxe of home com-munities—a delightful blend-ing of town and country for those who appreciate the refining influence of the beautiful in nature combined with architectural ex-

Healthful 7 YES. Over 300 feet elevation and PERFECT natural drainage.

Any Trees? YES. Thousands of REAL trees, not Police Protection ? YES. Paid department

Good Roads 7 None better: just like a park Fire Protection? YES. Paid department. Schools 7 YES. The best in New York State.

Churches ?

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